
CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, March 6, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Commissioner Ben Harber
Commissioner Don Horine
Commissioner Curt Katterhenry
Commissioner Jason Leib
Commissioner Brenda Macke
Vice-Chairman Mike Burson
Commissioner David Woolf
Commissioner John Handley
Chairman Chris Poss

COMMISSIONERS ABSENT

None

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Kisler, Planning and Development Administrator
Tim Collins, Engineering Construction Services Administrator
Andrew Diekemper, Fire Division Chief
Stephen Shrout, Assistant City Attorney
Dave Dalecky, Planner II
Christa McGaha, Planner II
Kim Portillo, Planner II
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the January 30, 2023 meeting were presented for approval. Chairman Poss made an amendment to the minutes on page 5 to strike the section that read “with the following conditions”.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** for sign deviations for the north sign (Sign 2) for **TierPoint** located at 14500 W. 105th Street within the BP-2 Zoning District ~~with the following conditions:~~

Moved by Commissioner Leib, seconded by Commissioner Horine, and carried by a unanimous voice vote.

Chairman Poss entertained a motion to **APPROVE** the minutes as amended. Moved by Commissioner Leib, seconded by Commissioner Burson, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

1. **Brampton West Tracts** - Consideration of a final plat for property located near the intersection of W. 95th Street & Aurora Street within the R-1, Single-Family Residential District. PT23-06F
2. **Clear Creek Landing** - Consideration of a final plat for property located at the southwest corner of W. 83rd Street and Clare Road within the RP-2, Planned Residential (Intermediate Density) District. PT23-10F
3. **Quivira Square** - Consideration of a final plan for facade, site, and parking improvements for property located at 7820 Quivira Road within the CP-1, Planned Neighborhood Commercial District. PL22-24F
4. **Lenexa Smart Storage** - Consideration of a final plan a self-service storage use for property located at 8630 Maurer Road within the CP-2, Planned Community Commercial District. PL23-04F
5. **St. James Academy Multi-Purpose Building** - Consideration of a revised final plan for an accessory structure related to the existing private high school located at 24505 Prairie Star Parkway within the R-1, Single-Family Residential District. PL23-02FR
6. **Vista Village, 2nd Plat** - Consideration of a revised final plat for property located at the southwest corner of Prairie Star Parkway and Vahalla Street within the PUD, Planned Unit Development District. PT23-01FR
7. **Watercrest Landing, Seventh Plat** - Consideration of a final plat for property located at the northwest corner of W. 89th Street and Ginger Street within the RP-1, Planned Residential (Low Density) District. PT23-09F
8. **Redevelopment Project Plan 3H for the City Center TIF District** - Consideration of a resolution for property located at the northwest corner of 87th Street Parkway and Renner Boulevard within the CC, Planned City Center District.

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1 through 8. Moved by Commissioner Horine, seconded by Commissioner Burson, and carried by a unanimous voice vote.

REGULAR AGENDA

9. **Auto Driveaway Franchise Systems** - Consideration of a special use permit for a commercial parking lot use for property located directly south of 16105 W. 113th Street within BP-2, Planned Manufacturing District. SU23-02

APPLICANT PRESENTATION:

Kendall Harrell with Auto Driveaway Systems presented information about the proposed project. They are relocating from Overland Park to Lenexa and would like to have secured parking about half a mile away from their new office. They estimate 15 to 20 full time professional employees to work at that office. They're headquartered in Lombard, Illinois and are the leader in vehicle relocation services in the United States. Their services include fleet shipping, fleet management services, expedited shipping, enclosed carrier shipping for high valuable vehicles, temporary vehicle storage, licensing, title, and registration. The proposed secured parking is critical to their business operations. It will safely secure vehicles that are in transit to their final destinations. Vehicles are of common make/model/style and are typically one to three years old and in working condition. Vehicles are sometimes branded. Their sister company, J&J Drive-away located in Overland Park, will not utilize the lot for any truck or trailer storages. The vehicles kept on the site will include sedans, SUVs, and pickup trucks.

STAFF PRESENTATION:

Kim Portillo presented the Staff Report. She noted that the applicant seeks approval of a special use permit for a commercial parking lot for a vehicle relocation services company. The applicant also submitted a staff review only application with a final site plan that includes site-related details, such as fencing. The area is primarily industrial. She displayed an image of the site where the secured parking area was outlined in red. She mentioned a nearby salt storage tent that would not have any impact on the proposed special use permit. The vehicles are standard fleet-type vehicles, and all will be kept in working order. She provided an image of the office location near College Boulevard & Lakeview Avenue in relation to the proposed commercial parking lot. The parking lot is the extra parking for the EcoWorks building. The parking is in excess of the requirements of the Unified Development Code and staff does not have concerns with parking in this area. Staff recommends approval of a special use permit for a period of five years.

PUBLIC HEARING:

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Handley, seconded by Commissioner Leib, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION:

Commissioner Leib said asked about what the parking area will look like. Kendall Harrell said the fence surrounding the proposed secured parking lot is a six-foot tall, black vinyl fence with a twenty-foot swing gate.

Commissioner Horine asked if the owner of EcoWorks parking lot was supportive. Jeff Kimball, representing the owner, said that ownership fully supports Auto Driveaway's use of the parking lot.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of a special use permit for a commercial parking lot with a maximum of 75 parking spaces for **Auto Driveaway** on property directly south of 16105 W. 113th Street for a period of five years.

Moved by Commissioner Macke, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

- 10. StorTropolis** - Consideration of a preliminary plan and special use permit for a self-service storage use for property located at the southwest corner of 96th Terrace and Rosehill Road within the CP-2, Planned Community Commercial District. PL23-01P & SU23-01

APPLICANT PRESENTATION:

Judd Claussen of Phelps Engineering presented information about the proposed project. He explained information about the project site, noting it has never been developed except for a parking lot at the west side of the lot. The property has a unique configuration and that may be why it sat vacant for so long. They propose a climate-controlled self-storage facility. The main building is four stories and the four ancillary buildings are single-story. The garage doors on the ancillary buildings are facing inward. There are 976 storage units, 944 of which are within the main building. They will work on an agreement with the adjacent neighboring property for access prior to the final plan stage. A pin or key code is required in order to get into the secured area and access the storage units. It is a fairly low traffic generating use. A deviation request from the bicycle parking requirement is requested. Based on the square footage of the building, the code requires 15 bicycle spaces, but two spaces are proposed. Two employees are anticipated to work on-site and the business does not anticipate many customers bicycling to the facility. He noted a stormwater treatment facility in the west area of the site. He presented images of the architecture and highlighted the neutral color palette. He noted agreement with the conditions listed in the Staff Report.

STAFF PRESENTATION:

Kim Portillo presented the Staff Report. The request is for approval of a special use permit and a preliminary plan for a self-service storage facility. She provided the criteria for special use permits. The site is currently two separate parcels and will need to be combined via plat at final plan stage. She said the location is near 96th and Rosehill Road. A colored graphic displayed the five different buildings: A, B, C, D, and E. Building A is the main building. The landscape plan includes standard buffering and street trees along with a double row of evergreens to provide screening. The building materials include architectural block, metal panels, and fiber cement siding. Staff will get into more detail with architecture at final plan stage. She discussed the bicycle parking deviation request of fifteen spaces where seventeen are required, meaning two bicycle spaces are proposed. Given the nature of the use, Staff supports the deviation request. Staff recommends approval of the special use permit and preliminary plan.

PUBLIC HEARING:

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Horine, seconded by Commissioner Leib, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION:

Commissioner Leib asked if the windows are penetrating windows and if the storage unit doors are visible inside. Stan Hernly, project architect, said that all of the windows are looking into hallways. The hallways are five feet wide. This will look similar to the StorTropolis facade facing K-10. Commissioner Leib asked what the doors will look like through the window. Mr. Hernly said they often use accent colors. He said Staff will review the color at final plan stage.

Commissioner Handley said he appreciated the elevations.

Commissioner Burson said it is a creative infill project. He appreciated the doors being oriented inward on the smaller buildings.

Commissioner Katterhenry was also concerned with bright accent color doors within the windows. He has no concerns about the deviation for bicycle parking.

Chairman Poss echoes the other comments. He urged the applicant to use muted colors for the interior doors that would be viewable through the windows. He asked Mr. Claussen whether RVs can fit into the smaller buildings. Mr. Claussen said these storage bays are not designed for Class A motorcoaches, but they can fit smaller vehicles.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of a special use permit for self-service storage use for **StorTropolis**, at the southwest corner of Rosehill Road and 96th Terrace, with the following condition:

1. The special use permit is limited to a period of twenty (20) years).

Moved by Commissioner Handley, seconded by Commissioner Woolf, and carried by a unanimous voice vote.

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for a self-service storage development known as **StorTropolis**, at the southwest corner of Rosehill Road and 96th Terrace, with the following condition and deviation:

1. Prior to approval of a final plan the applicant must provide an access agreement with the adjacent property.
2. A deviation be granted for the bicycle parking requirement to allow two (2) bicycle parking spaces where seventeen (17) are required.

Moved by Commissioner Leib, seconded by Commissioner Macke, and carried by a unanimous voice vote.

11. Midas Lenexa City Center - Consideration of a preliminary plan for a mixed-use development with hotel and retail uses for property located between Elmridge Street and Penrose Lane and the east and west lanes of W. 87th Street Parkway within the CC, Planned City Center District. PL23-02P

APPLICANT PRESENTATION:

David Robert of Midas presented information about the proposed project. The company is based out of St. Louis and they have 45 hotels in 15 different states. They own and operate the Spring Hill Suites located in Lenexa City Center. They also have a hotel in Overland Park. They propose to bring two new hotels to the site. The proposed brands include AC Hotel and Residence Inn. The AC Hotel is upscale and modern. They aim to bring the neighborhood inside the hotel. The corner will be very activated. There will be outdoor patio space and exciting energy. Residence Inn is an upscale extended stay hotel. It is geared toward customers staying more than five nights. The site is right across the street from City Hall. He displayed renderings from different vantage points. Retail will be closer to Elmridge Street. Toby Heddinghaus spoke about the building materials. He pointed to a finish board, which includes multiple colors of brick and fiber cement panels. The material board also includes metal panels and copings to

match. The site is tricky due to high and low points. The east side is five stories and the west side is three stories. There is a retail/restaurant area near the corner of Elmridge and eastbound 87th Street. The parking garage is accessed via Elmridge and is naturally ventilated. The parking garage is approximately 280 parking spaces. About 210 spaces on the upper levels will be gated and reserved for hotel guests. The plans incorporate pedestrian areas along the exterior of the building. There will be a single shared check-in area fronting Penrose Lane.

STAFF PRESENTATION:

Kim Portillo presented the Staff Report. She noted the site location being at 87th Street between Elmridge Street and Penrose Lane. The site is within the City Center Zoning District. She said the applicant did a good job describing the proposed uses. She said each hotel will have approximately 30 employees per shift. Staff proposes to keep working with the applicant on a few items prior to final plan stage, including parallel accessible spaces along Penrose Lane, creating additional public parking spaces within the parking structure, the details of the landscape plan and pedestrian amenity zone, architecture, and trash enclosure design and functionality. Staff recommends approval of the preliminary plan with the condition that those items continue to be discussed prior to final plan stage.

PLANNING COMMISSION DISCUSSION:

Commissioner Katterhenry said it is a great project and he was surprised how it all fit on the block. He agrees with Staff about the trash enclosure. He is concerned about the drop off area and whether it is enough space. David Robert said there are approximately five spaces for drop off and they believe that it is sufficient.

Commissioner Woolf said he would like the trash enclosure to be revisited. Mr. Robert said they are not happy with it either. He noted they were able to see some examples of glass doors within City Center today and are going to explore options.

Commissioner Handley said he is concerned that hotel guests may not want to drive all the way up in the garage for spaces and may opt to park in the lower public area. Mr. Robert said they will educate guests about parking at their time of check-in. Scott McCullough asked where employees will park. Mr. Robert said that employees will park in the reserved zone.

Commissioner Burson is very supportive of the project. He is concerned with the low quantity of drop off spaces due to personal experience. He is concerned with how it could impact traffic. He asked if there is valet service. Mr. Robert said there is no valet service. He believes that changing the parallel spots will increase the check-in zone. Commissioner Burson asked if there are other examples. Mr. Robert said there is one hotel that is very similar that is opening tomorrow. It is important to them to have an appropriate drop off area.

Commissioner Horine agrees with other Commissioners. He asked if they bring their own retail tenants. Mr. Robert said they have a local broker and they think there is demand for retail in City Center, but they do not have specific tenants at this time. Commissioner Horine asked if the restaurant space is a bar, does it serve food, and whether it is open to the public. Mr. Robert said it is primarily a bar but also serves food. It will be open to the public and it will have its own entrance in addition to access from the hotel lobby.

Commissioner Harber said they are focusing on parking and entrance egress because it is a beautiful building. He said we need to strike a balance with the applicants to afford them the opportunity to work through the parking.

Commissioner Leib asked about the path to get from drop off to the parking garage. Mr. Robert said they will provide a map to the customer. Commissioner Leib asked if they could have a way to get access to the parking garage prior to check-in. He questioned the logistics. He asked if the drop off lane is a double lane. Mr. Robert said it is a single-wide lane, but he believes it will be made longer.

Chairman Poss has nothing additional to add. He thinks it is a good project and a good-looking building. He said the parking issues will work themselves out. Parking is always a topic in urban areas and sometimes people have to park far away in urban areas. He encourages them to work with Staff.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for a mixed-use development known as **Midas City Center**, located between Elmridge Street and Penrose Lane and the east and west lanes of W. 87th Street Parkway, with the following conditions:

1. The future final plan shall address various topics outlined within the Staff Report, including pedestrian amenity zones, services entrances, trash enclosure gates, lighting, and parking.

Moved by Commissioner Horine, seconded by Commissioner Handley, and carried by a unanimous voice vote.

STAFF REPORT

Scott McCullough shared a Comprehensive Plan update. Staff and the consultant are still working on land use alternatives.

Stephanie Kisler introduced Will Walker, spring Planning Intern. Mr. Walker said he is a senior at Olathe West and he is interested in city planning.

Ms. Kisler also inquired about annual American Planning Association memberships for the Commissioners. She said we had not renewed recent APA memberships and wanted to get an overall tally of Commissioners who may be interested in renewing their membership. By not renewing memberships, it frees up resources towards trainings and conferences. The consensus was that they could forego the memberships. Ms. Kisler said she will do better to forward pertinent information from the American Planning Association to the Commissioners since they will not receive the information directly anymore.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:13 p.m. on Monday, March 6, 2023.